

131 Harlescott Lane, Harlescott, Shrewsbury, Shropshire,  
SY1 3AR

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Offers In The Region Of £255,000**

Viewing: strictly by appointment  
through the agent



**Important Notice - please read carefully**

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.  
The Property Misdescriptions Act  
Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.  
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Occupying a particularly secluded position within this convenient residential location, this is a deceptively spacious, improved and well presented three bedroom semi-detached house. This property is within close proximity to a variety of local amenities and has good access to the Shrewsbury town centre and the local by-pass linking up to the M54 motorway network. Viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, attractive refitted kitchen/diner, garden room, first floor landing, three bedrooms, refitted family shower room, landscaped front, side and rear enclosed southerly facing gardens, good size brick built single garage with off street parking to front, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Replacement double glazed entrance door gives access to:

**Entrance hallway**

Having radiator, cloaks cupboard, wood effect flooring. Door from entrance hallway gives access to:

**Lounge**

13'10" x 13'4"  
Having UPVC double glazed window to front, radiator, wood effect floor covering. Arch from lounge gives access to:

**Attractive refitted kitchen/diner**

17'0" x 10'5"  
A range of eye level and base units with built-in cupboard and fridge and freezer, dishwasher, range style cooker with cooker canopy over, 1 ½ ceramic sink drainer unit with mixer tap over UPVC double glazed window overlooking rear gardens and UPVC double glazed door giving access to side of property, glass display cabinets, wine rack, wood effect flooring.

Square arch from kitchen / diner gives access to:

**Garden room**

9'2" x 7'7"  
Having window sea with storage below, wood effect flooring, Velux roof window, a range of UPVC double glazed windows overlooking rear gardens with UPVC double glazed French doors giving access to the rear gardens.

From Entrance hallway stairs rise to:

**First floor landing**

Having UPVC double glazed window to side, linen storage cupboard with gas fired central heating boiler. Doors from first floor landing give access to: Three bedrooms and re fitted shower room.

**Bedroom One**

12'10" x 9'11"  
Having UPVC double glazed window to front, radiator, built-in double wardrobe.

**Bedroom Two**

9'4" x 8'7" excluding recess  
Having UPVC double glazed window to rear, radiator, built-in wardrobe.

**Bedroom Three**

8'10" x 6'11"max  
Having UPVC double glazed window to front, radiator, overstairs shelved storage cupboard,, wood effect flooring.

**Refitted shower room**

Having shower cubicle with drench shower over and further hand-held shower attachment off, low flush WC, contemporary wash hand basin set to a stone worktop with drawers below and mixer tap over, radiator, recessed spotlights to ceiling, UPPVC double glazed window to rear, vinyl floor covering, heated towel rail.

**Outside**

To the front of the property there is a neatly kept lawned garden with inset shrubs, paved pathway gives access to the front entrance door To the side of the property there are two pleasing paved patio's, artificial lawn garden, stone sections and raised beds. Paved pathway then leads to the landscaped rear gardens comprising: Feature paved patio/sun terrace, artificial lawn garden, mature tree. Gated pedestrian access then leads to the property's parking area and a:

**Brick built garage**

16'7" x 8'4"  
Having an up and over door, shower tray with wall mounted electric shower, pedestrian service door to rear, fitted power and light.

**Services**

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND C**

**Tenure**

We are advised that the property is freehold but this has

not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage Services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).


**Referral fee disclaimer**

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**Disclaimer**

Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## FLOORPLANS

